

**TOWN OF DUDLEY
MASSACHUSETTS
PLANNING BOARD**

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Guy E. Horne, Jr., Vice Chairman
Pamela Humphrey, Clerk to the Board
Kevin Sullivan, Member
Daniel Edmiston, Member
Greg Benoit, Member
John Briare, Alternate Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
Caryl Savard, Clerk
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PLANNING BOARD MEETING MINUTES

Monday, July 16, 2018 7:00 pm
Dudley Municipal Complex, Room 321-B

Call to Order: The joint Planning Board meeting with the Board of Selectmen was called to order at 6:30 pm. Planning Board members present were Guy Horne, Vice Chairman; Pamela Humphrey, Clerk to the Board; and Dan Edmiston, Member. Don Johnson, Town Planner, was also present. Board of Selectmen members present were Steven Sullivan, John Marsi, and Jonathan Ruda.

- A. Vote with the Board of Selectmen on the Joint Appointment – Planning Board Vacancy –Appointment to expire June 10, 2019, remainder of term to expire June 14, 2021 – Pursuant to M.G.L., Chapter 41, Section 81A and Section 11.**

Candidate Gregory P. Benoit was present. After discussion, **Jonathan Ruda motioned to appoint Gregory P. Benoit as a full member of the Planning Board to break the tie with a term to expire June 10, 2019, which is the date of the local election. John Marsi seconded. Unanimous 6-0.**

Recess Meeting and Reconvene in Room 315, Dudley Municipal Complex, 71 West Main Street, Dudley, MA

01571-3264: Following this vote on the appointment, the Planning Board meeting was recessed and reconvened at 7:03 pm in Room 315. Members present: Guy Horne, Vice Chairman; Pamela Humphrey, Clerk to the Board; Dan Edmiston, Member; and Gregory Benoit, newly appointed Member. Don Johnson, Town Planner, was also present. The Vice Chairman noted that the new appointee would be non-voting for this evening's meeting, because he had not yet been sworn in by the Town Clerk. He also stated that this was a special meeting for the purpose of taking care of an agenda that would have been addressed at a meeting last Wednesday, July 11th because that meeting was cancelled due to the necessity to hold this special meeting for the purpose of appointing a Planning Board member. The members welcomed Greg Benoit to the Planning Board.

A. Meeting Minutes

- a. Mr. Edmiston **moved to accept the minutes of June 27, 2018 as printed.** Seconded by Ms. Humphrey. Unanimous (3-0-0).

B. Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:

- a. **Dave's Way** - finished
b. **Pierpont Estates** – resident of Pierpont Estates alerting Planning Board to sinkholes
c. **Rocky Hill Estates** – construction of Bona Drive under way
d. **Piasta Road** – no new activity
e. **Country View Estates (Eisenhower Drive)** – early 2000 the subdivision was started. The developer still needs minor catch basin repairs and street trees. Road must be seal coated. Developer has not contacted Planning Board since being served by a constable.
f. **Tobin Farm Estates** – Road is good, guard rails to be installed/repared. Mr. Horne suggested counsel look into requested waiver of sidewalks.

- C. Final Inspections associated with Site Plans, including:**
 a. AMP Solar – final inspection of AMP Solar has not been finished.
- D. Discussion on the status of Economic Development Planning, including:**
 a. Integration of 2015 Village District Study and scheduling of Village District Walk;
 i. Walk to take place in August, giving time for the new Planning Board member and new EDC members to participate; and
 b. Phase 2 Economic Development Strategic Plan; commencement of Phase 2 workplan
 i. Don met with representatives of CMRPC on July 10; Don and CMRPC to meet with EDC on July 17 to kick-off the project.
- E. PLANNER’S PLATE** – Special Town Meeting July 26, 2018
- F. COMMENTS FROM THE PLANNING BOARD** – none
- G. COMMENTS FROM THE AUDIENCE** – none
- H. Adjournment** – as there was no further business to come before the Planning Board, Ms. Humphrey **moved to adjourn at 7:45 PM.** Seconded by Mr. Edmiston. Unanimous (3-0-0).

Caryl Savard
Planning Board Clerk

Minutes of July 16, 2018

Guy Horne, Jr., Vice-Chairman

Pamela Humphrey, Clerk to the Board

Kevin Sullivan, Member

Daniel Edmiston, Member

Gregory Benoit, Member